

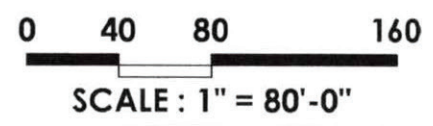


VILLAS ON OAK HILL





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## **GOURMET KITCHEN**

- Maple wood recessed-panel, full overlay cabinetry. Satin nickel pulls & knobs with crown moulding detail. Pantries and islands (per plans).
- Quartz countertops with full designer tile backsplash
- Stainless steel appliances and undermount single-basin kitchen sink
- LG upgraded 30" self-cleaning, sealed burner gas oven/cooktop
- LG undercabinet microwave, easy clean with sensor cooking
- LG dishwasher with QuadWash and Easy Rack Plus

## **LUXURIOUS BATHS**

- Quartz countertops with 6" splash
- Undermount vanity sinks
- Cast iron tubs in secondary baths with full tile surround
- Large primary bath showers tiled to ceiling.
- MOEN brushed nickel fixtures throughout
- Private water closet in primary bath

## **STYLISH EXTERIORS**

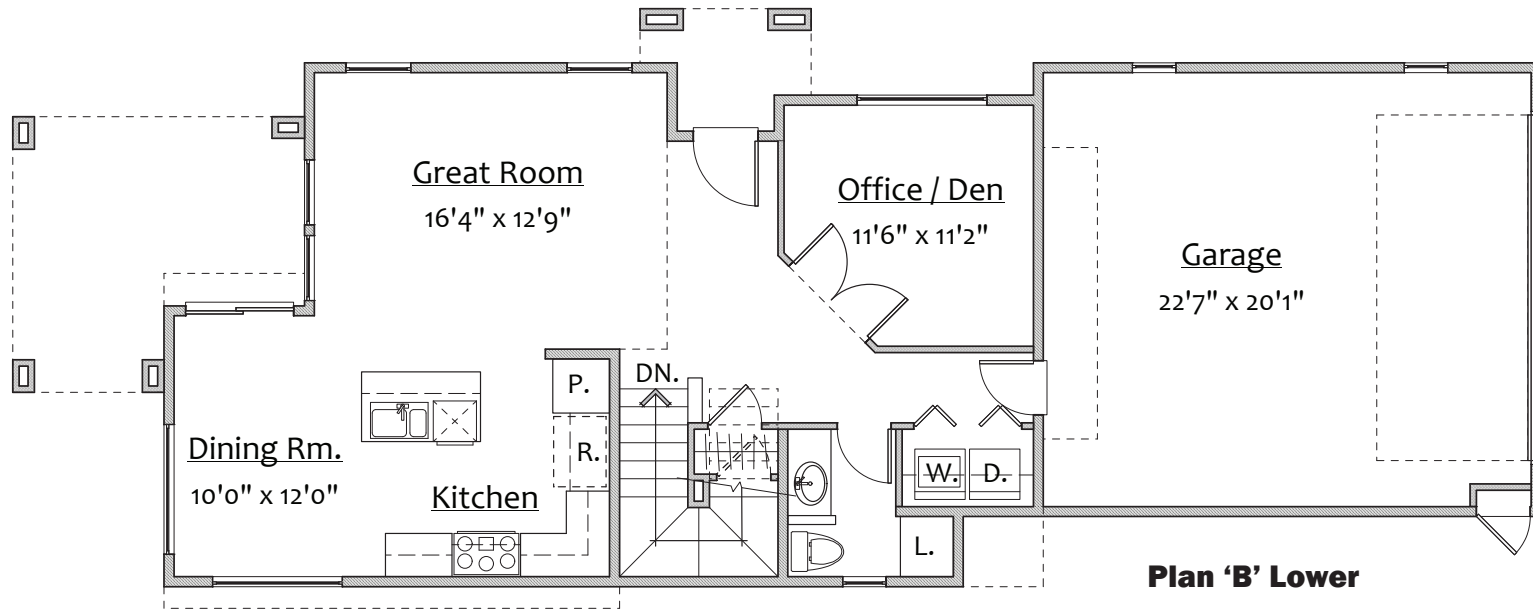
- Santa Barbara style architecture with decorative stone accents per plan and elevation
- Therma-Tru 2-Panel 8' front entry door
- Quickset Hawthorn venetian bronze entry hardware
- Bronze 6" half round seamless rain gutters with leaf guards
- Low-E windows & patio doors with Solartherm Ultr, tempered exterior panes
- Boral Mission S Tile concrete roofing with O'Hagen Stealth vents
- Eldorado stone accents per plan
- Decorative exterior Energy Star coach lights
- Wood-like textured custom steel garage doors with dark smoked glass in dark wood color & key-pad entry
- Upper balcony and lower patio overlooking golf course

## **ADDITIONAL INCLUDED FEATURES**

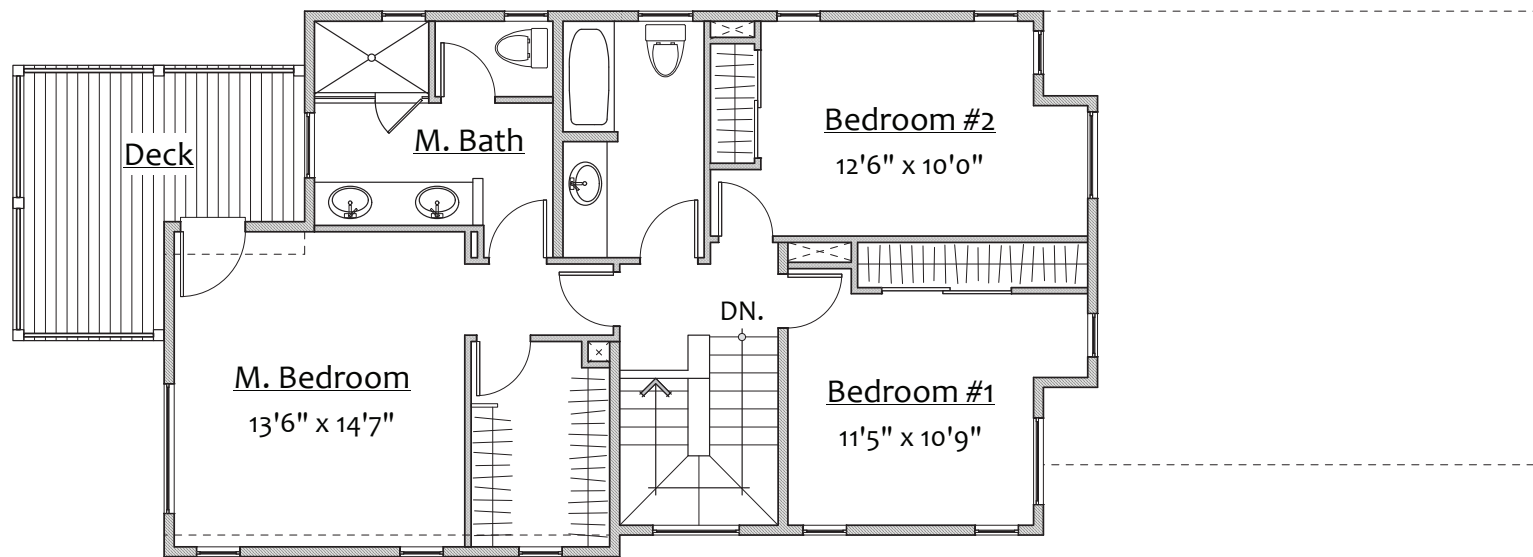
- Designer selected two-tone Sherwin Williams paint
- Ceiling fans in primary's suite and great room per plan
- Spacious laundry rooms with upper cabinets per plan
- Hand-troweled interior drywall finish - rounded bullnose corner drywall. Detailing on all walls
- Stool & apron on all window sills in public areas
- Custom 5-1/4" baseboards and 2-1/4" colonial casing
- Drywall finish in garage
- Luxury vinyl plank flooring throughout entry level
- Energy-efficient tankless water heater



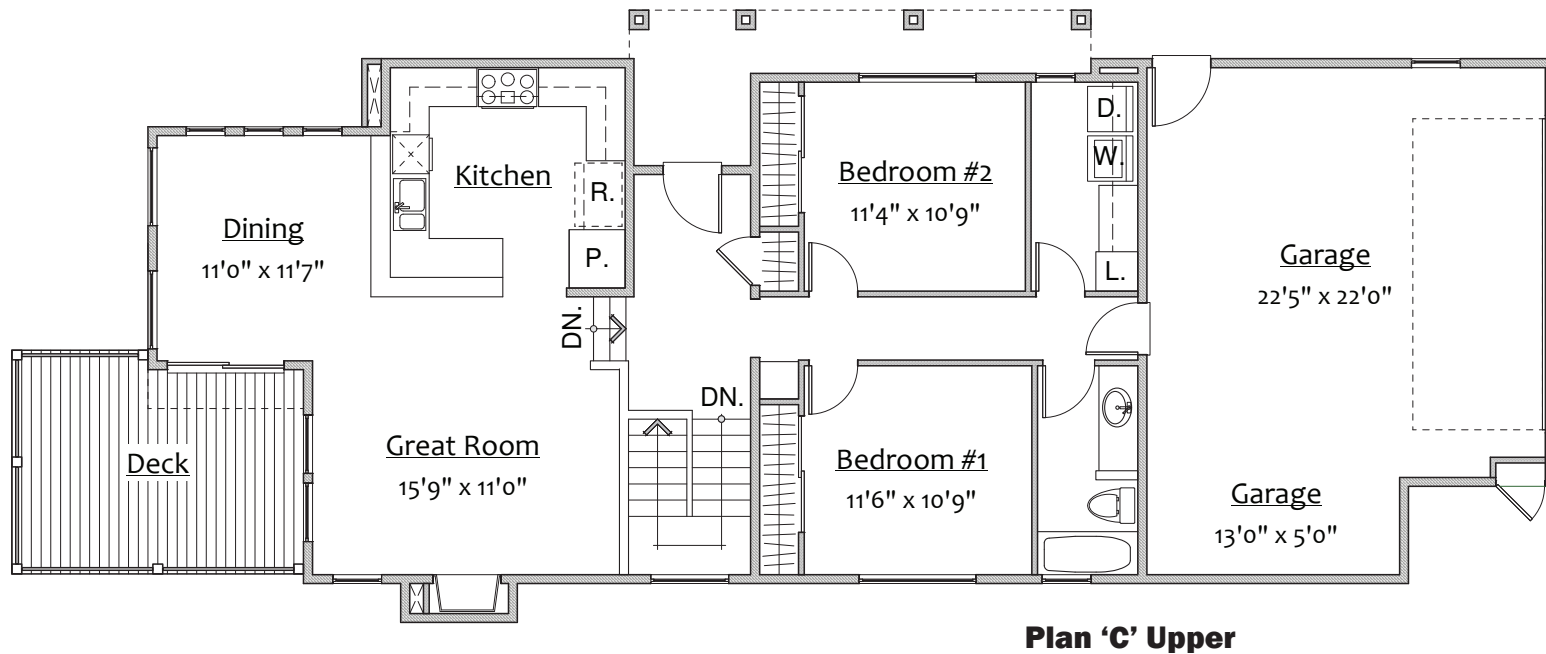
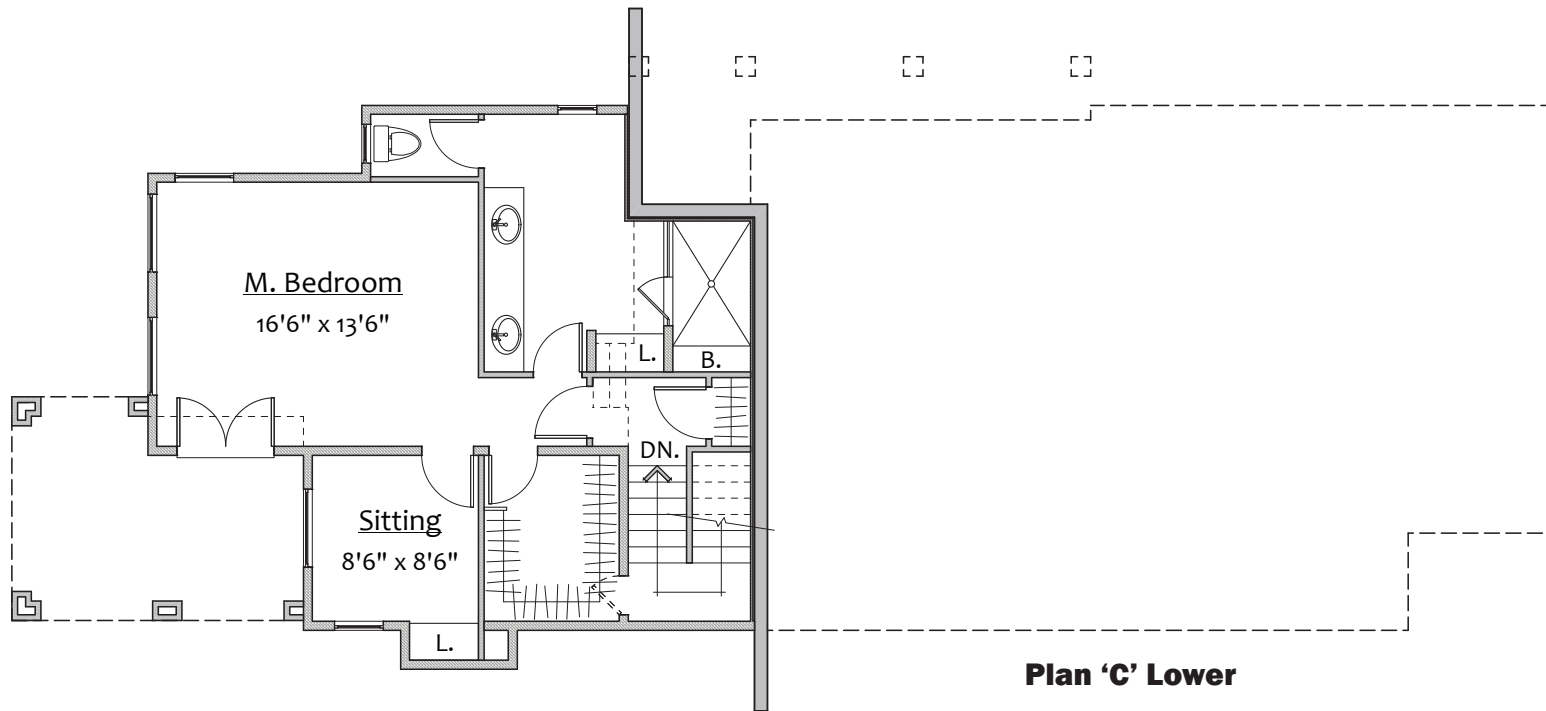




**Plan 'B' Lower**



**Plan 'B' Upper**



# VILLAS ON OAK HILL

# PRICE SHEET

## Residence "A"

Two Story | Approximately 1,905 Sq. Ft. | 3 Bedrooms + Home Office/Flex Room | 2.5 Bathrooms  
2-Bay Garage  
Lot Size: 2952 square feet

**From \$825,000.00**

## Residence "B"

Two Story | Approximately 1,680 - 1,777 Sq. Ft. | 3 Bedrooms + Home Office/Flex Room | 2.5 Bathrooms  
2-Bay Garage  
Lot Size: 2952 square feet

**From \$790,000.00**

## Residence "C"

Two Story | Split Level Living | Approximately 1,772 Sq. Ft. | 3 Bedrooms Including Master Suites with  
Attached Office | 2.5 Bathrooms | 2-Bay Garage  
Lot Size: 2952 square feet

**From \$815,000.00**

## Tax Information:

The base tax rate is approximately 1.25%

## Approx Monthly HOA Assessment:

\$323 per month

## Unified School District:

Vandenberg Middle School  
Buena Vista Elementary School  
Cabrillo High School

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## New Home Consultants:

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